



41-80 MAIN STREET • FLUSHING, N.Y. 11355-3820

MAGALY LUCAS


MORTGAGE APPRAISAL
Telephone (718) 670-7557

Re: PURCHASE
Premises: 553 47 STREET
BROOKLYN, NY 11220

We have received your request for a copy of an appraisal report
of the above stated premises.

Enclosed please find your copy.

Sincerely,



Mortgage Appraisal Department

Enc.

EXHIBIT C

Office No: _____

Placement Value: _____

VALUATION

RUSH

Application No. 000009000285

d 20x90 = 182 Range of Sales:
Lot Size @ Value of: _____

MOVEMENTS:

36000

Squar

Cubic ft. @

510

Per Sq. Foot
Per Cubic

183600

20 % Depreciation

Depreciated Value

3680

146880

\$

146880

Garage

Total \$

3680

APPRAISAL

ASSESSED VALUE

FIRE INSURANCE REQUIRED (80%)

\$

mts \$

\$

\$

\$

\$

Year

Taxes \$ 1140

Struct: A \$

B \$

C \$

Total \$

80000
145000
905000
1.9.90

2400

12000

150000

I hereby certify that I have examined the above property and according to my best judgement the value is as stated above and
imposed a loan of the amount of \$ 168,000.00
12-1-17

Appraiser

BAY RIDGE **S 14**

Commitment Issued **184042-0-14** **5-4-90**
 Mortgage number **184042-0-14** **5-4-90**
 Map Section **3** Block **757** Lot **54** DATE **1-9-90**

SMSEA **1-9-90**
 Quadrant **10 BIS**
 DATE **1-9-90**

EMISES A: **553 47 ST BROOKLYN 11220**
 EMISES B:

COUNTY: **KINGS** LOT SIZE: **20X90.75** AREA **1827** sq. ft. ZONING Residential/Commercial
 STRUCTURE: No. of Stories **2+BASE** Type **BROWNSTONE + BRICK 2 FAMILY**
 Detached ☐ Semi-Detached ☐ Attached ☐ Year Built **ABT 1910**

EXTENSIONS:

Basin **20 X 45** Ext. **7x6 VEST (R)** Ext. **4x2 2+BASE BAY (F)** Ext. **Courts**

Level: **RENT**

Level		
Level		
Level		
Level	5R.B	450 NL
Level	4R.B	OWNER
Level	3R.B	
Level	3R.B. 301L 5'8"	

Total No. Apts. **2** Total Rooms **15**
 Total Baths **4** Total Bedrooms **6**
 Total Kitchens **3** Other **BDL**
 Garage: Att-Get **NONE**
 Driveway: Comm-Get **NONE**
 Monthly Rent: **\$OWNER 450** Ann. Rent **\$ 5400**

NEIGHBORHOOD: **GOOD RESIDENTIAL/COMMERCIAL AREA** SIMILAR AND VARIOUS TYPE DWELLINGS ON BLOCK.
S OF 39 ST
E OF 4TH AV
 AVERAGE INCOME GROUP.

NEIGHBORHOOD: Schools **2BL** Churches **2BL** Stores **ONB** Other
 ACTIVITIES: Transportation **BUS** Utilities **Water Electric Gas Sewers** () Pools ()

GENERAL CONDITION	EQFP	EXTERIOR	GENERAL CONDITION	EQFP	INTERIOR
AVENUE		<input type="checkbox"/> mac <input type="checkbox"/> asph <input type="checkbox"/>	FLOORS		<input type="checkbox"/> hw <input type="checkbox"/> pk <input type="checkbox"/> ply <input type="checkbox"/>
DEWALKS & CURBS		<input type="checkbox"/> conc <input type="checkbox"/> slate <input type="checkbox"/>	WALLS		<input type="checkbox"/> drywall <input type="checkbox"/> pl <input type="checkbox"/>
RIVEWAY		<input type="checkbox"/> conc <input type="checkbox"/> mac <input type="checkbox"/>	CEILING		<input type="checkbox"/> drywall <input type="checkbox"/> pl <input type="checkbox"/>
DOOR		<input type="checkbox"/> asph <input type="checkbox"/> rubb <input type="checkbox"/>	KITCHENS-FLOORS		<input type="checkbox"/> vl <input type="checkbox"/> lno <input type="checkbox"/> cer <input type="checkbox"/> cprt <input type="checkbox"/>
HIMNEYS		<input type="checkbox"/> bk <input type="checkbox"/> galv <input type="checkbox"/>	CABINETS		<input type="checkbox"/> wd <input type="checkbox"/> form <input type="checkbox"/> mel <input type="checkbox"/>
EADERS & GUTTERS		<input type="checkbox"/> alum <input type="checkbox"/> copp <input type="checkbox"/> galv <input type="checkbox"/>	SINKS		<input type="checkbox"/> wd <input type="checkbox"/> d/d <input type="checkbox"/> s/s <input type="checkbox"/> porc <input type="checkbox"/>
IRE ESCAPES		<input type="checkbox"/> YES <input type="checkbox"/> NO	APPLIANCES		<input type="checkbox"/> refrig <input type="checkbox"/> d/w <input type="checkbox"/> wash/mch <input type="checkbox"/>
AIN		WORK REQUIRED: <input type="checkbox"/> YES <input type="checkbox"/> NO	RANGES		<input type="checkbox"/> gas <input type="checkbox"/> elec <input type="checkbox"/> tr <input type="checkbox"/> wo <input type="checkbox"/>
ORICE		<input type="checkbox"/> asph <input type="checkbox"/> slate <input type="checkbox"/> twd <input type="checkbox"/> MET	BATHS-FLOORS		<input type="checkbox"/> cer <input type="checkbox"/> vl <input type="checkbox"/> lno <input type="checkbox"/> cprt <input type="checkbox"/>
OUNDATION		<input type="checkbox"/> conc <input type="checkbox"/> CB <input type="checkbox"/> stono <input type="checkbox"/>	WALLS		<input type="checkbox"/> cer <input type="checkbox"/> drywall <input type="checkbox"/> pl <input type="checkbox"/>
FRONT WALL		<input type="checkbox"/> bk <input type="checkbox"/> alum <input type="checkbox"/> stucco <input type="checkbox"/> wd/h	TUBS		<input type="checkbox"/> colbl <input type="checkbox"/> bl <input type="checkbox"/> legs <input type="checkbox"/>
IDE & REAR WALLS		<input type="checkbox"/> asph <input type="checkbox"/> asph/h <input type="checkbox"/> PLASTER	SHOWERS		<input type="checkbox"/> col <input type="checkbox"/> stnd <input type="checkbox"/>
FRAME AND BASH		<input type="checkbox"/> bk <input type="checkbox"/> alum <input type="checkbox"/> stucco <input type="checkbox"/> wd/h	BASINS		<input type="checkbox"/> tranhy <input type="checkbox"/> hang <input type="checkbox"/> ped <input type="checkbox"/>
ORCH		<input type="checkbox"/> alum <input type="checkbox"/> wd <input type="checkbox"/> vinyl <input type="checkbox"/>	FUEL/FUEL CAPACITY		<input type="checkbox"/> gas <input type="checkbox"/> oil <input type="checkbox"/> elec <input type="checkbox"/>
BARAGE		<input type="checkbox"/> EP <input type="checkbox"/> OP <input type="checkbox"/> Sc/P <input type="checkbox"/>	HEATING SYSTEM		<input type="checkbox"/> steam <input type="checkbox"/> hw <input type="checkbox"/> hot air <input type="checkbox"/>
MISCELLANEOUS			HOT WATER SUPPLY		<input type="checkbox"/> gas <input type="checkbox"/> oil <input type="checkbox"/> elec <input type="checkbox"/> tankless <input type="checkbox"/> auto
			AIR CONDITIONING		YES <input type="checkbox"/> NO <input type="checkbox"/> T1 <input type="checkbox"/> cmt <input type="checkbox"/> wall <input type="checkbox"/> window
			PLUMBING		<input type="checkbox"/> brass <input type="checkbox"/> col <input type="checkbox"/> galv <input type="checkbox"/>
			MISCELLANEOUS		DOAMP 18



46 ST

5 **6**

AV **AV N**

47 ST

OWNS PROP 18YR
PURCHASER TO OUP FOR OWNER
CZL ACTION TEAM SOLD NET NA
60'S KITCH + 2 60'S BATH IN DUPLEX
40'S KITCH + 20'S BATH 2ND FL
POTENTIAL RENTABLE IN CELLAR - NO
PRIVATE ENTRANCE - SMALL ROOMS
RECENT IMPROV: NONE

IMPROV: BLOCK EXTERIOR PAINT. GOOD